

178.0

0005

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

861,100 / 861,100

USE VALUE:

861,100 / 861,100

ASSESSED:

861,100 / 861,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
99		VALENTINE RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: SWYST THOMAS/TRACY	
Owner 2:	
Owner 3:	

Street 1: 99 VALENTINE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

## PREVIOUS OWNER

Owner 1: SHEPHERD ORR & PATRICIA -	
Owner 2: -	

Street 1: 99 VALENTINE RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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## NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1930, having primarily Wood Shingle Exterior and 2035 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.	
OTHER ASSESSMENTS	

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	5152	Sq. Ft.	Site	0	70.	1.12	7													
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IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code								Land Size				Building Value	
101								Yard Items				Land Value	
5152.000								458,900				Total Value	
101								402,200				861,100	
Total Card								0.118				Entered Lot Size	
Total Parcel								0.118				Total Land:	
Source: Market Adj Cost								Total Value per SQ unit /Card: 423.15				Land Unit Type:	

PREVIOUS ASSESSMENT								Parcel ID			
Tax Yr								178.0-0005-0012.0			

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	458,900	0	5,152.	402,200	861,100		Year end	12/23/2021
2021	101	FV	458,900	0	5,152.	402,200	861,100		Year End Roll	12/10/2020
2020	101	FV	459,100	0	5,152.	402,200	861,300	861,300	Year End Roll	12/18/2019
2019	101	FV	340,600	0	5,152.	402,200	742,800	742,800	Year End Roll	1/3/2019
2018	101	FV	340,600	0	5,152.	339,000	679,600	679,600	Year End Roll	12/20/2017
2017	101	FV	326,600	0	5,152.	310,300	636,900	636,900	Year End Roll	1/3/2017
2016	101	FV	252,500	0	5,152.	264,300	516,800	516,800	Year End	1/4/2016
2015	101	FV	207,900	0	5,152.	229,800	437,700	437,700	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor								Sale Code				Sale Price			
SHEPHERD ORR &		47304-408		4/19/2006	Change>Sale			464,500	V	Tst	Verif				Notes
SHEPHERD ORR &		47304-408		4/19/2006	Change>Sale			464,500	V	Tst	Verif				Notes
SHEPHERD ORR &		37810-508		3/4/2004	Family				1	No	No				
		10287-451		6/11/1963					No	No	N				

BUILDING PERMITS												ACTIVITY INFORMATION			
Date												Date	Result	By	Name
4/14/2015												8/31/2016	Permit Visit	DGM	D Mann
317												8/31/2016	Meas/Inspect	DGM	D Mann
Addition												8/31/2016	Left Notice	DGM	D Mann
20,000												5/27/2015	Permit Insp	PC	PHIL C
G8												11/6/2008	Meas/Inspect	163	PATRIOT
GR FY08												9/17/2006	MLS	HC	Helen Chinal
& BTH												6/21/2006	Permit Visit	BR	B Rossignol
3/4/2004												12/21/1999	Meas/Inspect	163	PATRIOT
Family												12/1/1981		PS	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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**EXTERIOR INFORMATION**

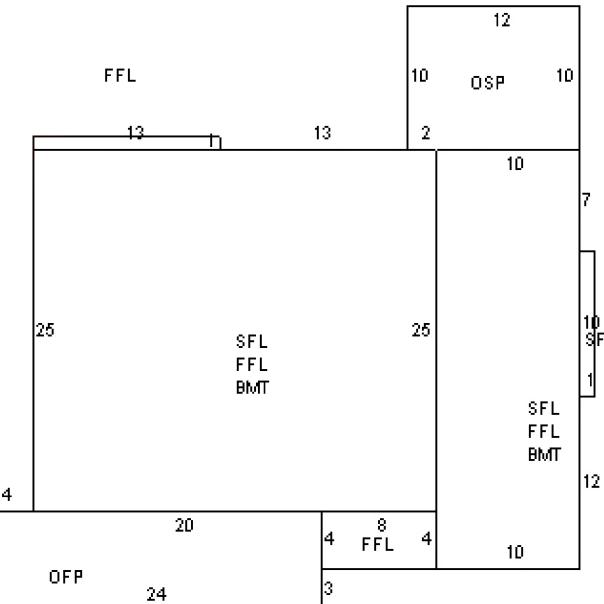
Type:	9 - Contemporary
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

**BATH FEATURES**

Full Bath:	3	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

PDAS:

**SKETCH****GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1930
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G18
Fact:	.

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood 40%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION****PHYSICAL CONDITION**

Phys Cond: GV - Good-VG

10. %

**FUNCTIONAL**

%

**ECONOMIC**

%

**SPECIAL**

%

**override**

%

**Total:**

10.8 %

**CALC SUMMARY**

Basic \$ / SQ: 125.00

Size Adj.: 1.16597044

Const Adj.: 0.98402047

Adj \$ / SQ: 143.417

Other Features: 125000

Grade Factor: 1.10

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 514503

Depreciation: 55566

Depreciated Total: 458937

**REMODELING****EXTERIOR**

No Unit

RMS

BRS

FL

**INTERIOR**

1

9

4

**ADDITIONS**

Kitchen: 2006

Baths:

Plumbing:

Electric:

Heating:

General:

**TOTALS**

1

9

4

**RES BREAKDOWN****EXTERIOR**

1

9

4

**INTERIOR**

1

9

4

**ADDITIONS**

Kitchen: 2006

Baths:

Plumbing:

Electric:

Heating:

General:

**TOTALS**

1

9

4

**COMPARABLE SALES**

Rate

Parcel ID

Typ

Date

Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor: 1.00

Before Depr: 157.76

Special Features: 0

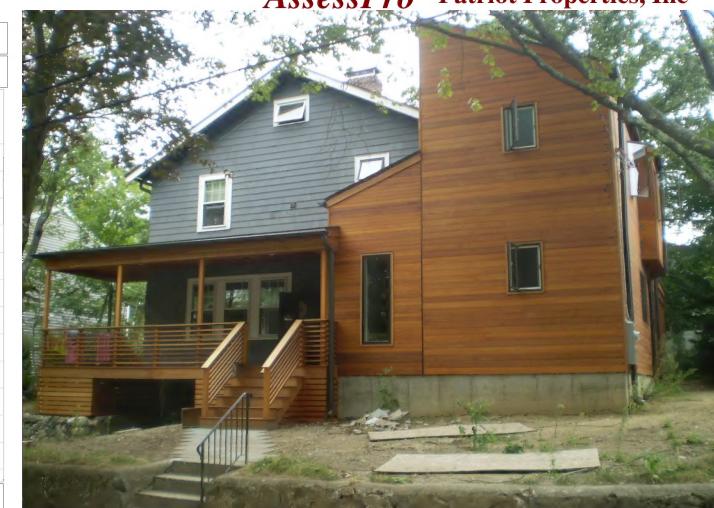
Val/Su Net: 138.51

Final Total: 458900

Val/Su SzAd 225.50

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	1,035	143.420	148,437						
SFL	Second Floor	1,000	143.420	143,417						
BMT	Basement	990	43.030	42,595						
OPF	Open Porch	168	25.900	4,351						
OSP	Screen Porch	120	32.740	3,929						
Net Sketched Area:					3,313		Total:	342,729		
Size Ad	2035	Gross Area	3313	FinArea	2035					

**IMAGE****AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Total Yard Items:	Total Special Features:	Total:

More: N

Total Yard Items:

Total Special Features:

Total: